

Engineering Department Land Use Application Review Comments



To: Brad Kilby, Planning Department Manager

From: Bob Galati PE, City Engineer

Project: Western Oregon Dispensary (SUP 15-01)

Date: August 24, 2015

Engineering staff has reviewed the information provided for the above referenced project. The project will need to meet the standards established in the City of Sherwood Engineering Design and Standard Details Manual and Clean Water Services (CWS) Design & Construction Standards Manual, in addition to requirements established by other jurisdictional agencies providing land-use comments. City Engineering Department comments are as follows:

General Comments

The proposed improvements converts and existing structure into a proposed use as a dispensary. The prior use classification was General Commercial. Based on description of the proposed use the most appropriate classification is Pharmacy/Drugstore w/out Drive-Up Window (ITE Code #880).

Grading and Erosion and Sediment Control (ESC)

1. The proposed improvements have no impact on the site which would require ESC measures.

Water System

1. The proposed improvements have no impact, nor will require water system improvements.

Sanitary System

1. The proposed improvements have no impact, nor will require any sanitary system improvements.

Storm System

1. The proposed improvements have no impact, nor will require any storm water system improvements.

Transportation System

1. The proposed improvements constitute a change of use and do imply impacts to the transportation system. Code Section 16.106.080 Traffic Impact Analysis, specifies that a Traffic Impact Analysis (TIA) is required if the proposed improvements meet certain criteria:
 - a. Subsection B.5 indicates that one of the criteria is "...located where entering or leaving the property are restricted, or such that vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard."
2. In the case of this proposal, a simple TIA is to be performed to determine if there are any impacts to the vehicle queueing at the signalized intersections of Langer Farms Parkway at Tualatin-Sherwood Road, or at Century Drive at Tualatin-Sherwood Road, or safety at the entry onto Tualatin-Sherwood Road from the site.

System Development Charges (SDC's) and Transportation Development Tax (TDT) Impacts

1. Due to the change in use classification from General Commercial to Pharmacy, the applicant will be required to pay the difference in City Transportation SDC and Washington County TDT. The applicant

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will provide the City Engineer with specific information regarding building area converted (square footage), for use in determining the final SDC & TDT fee amounts.

2. Due to the change in use classification from Agricultural to Health Services, the applicant will be required to pay the difference in City Parks SDC's. The applicant will provide the City Engineer with specific information regarding building area converted (square footage), for use in determining the final SDC fee amounts.

End of Engineering Land Use Review Comments